

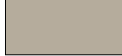




MILL DISTRICT - PRINCESS ANNE

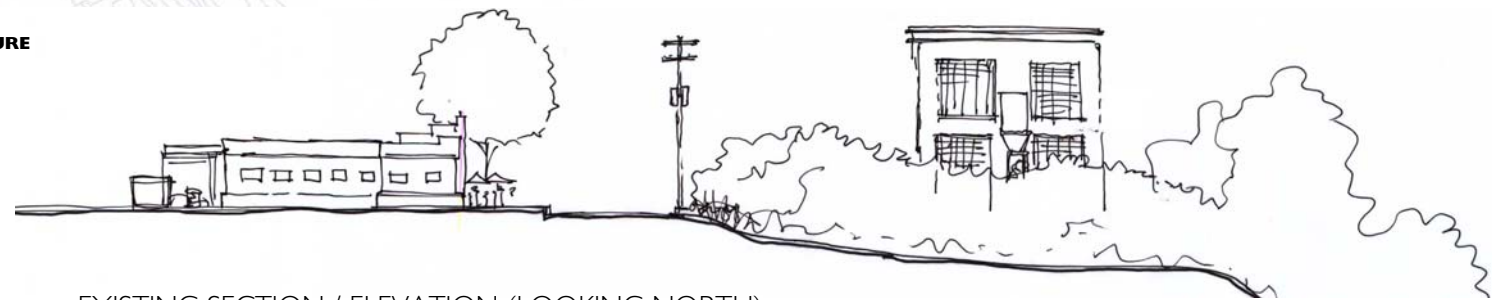
PROPOSED PLAN VIEW



LEGEND

-  EXISTING STRUCTURES
-  PROPOSED STRUCTURES
-  PARKING STRUCTURES

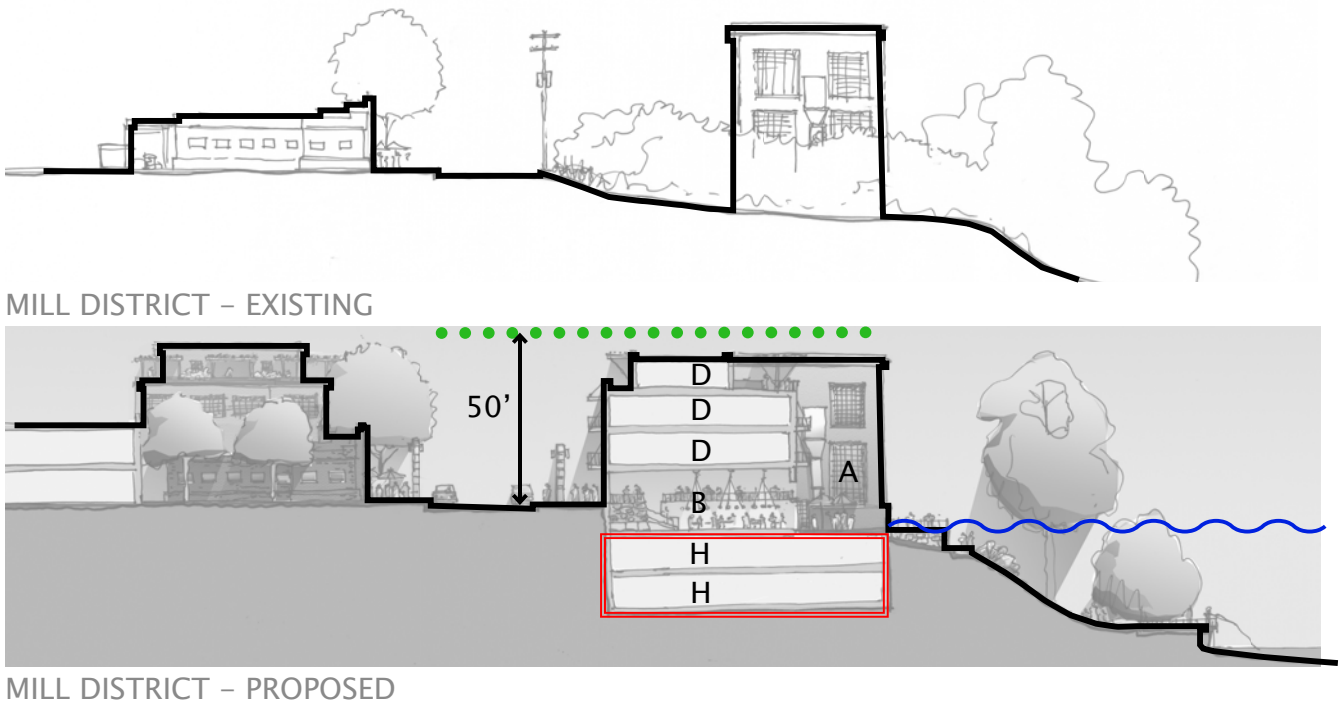
 SECTION / ELEVATION



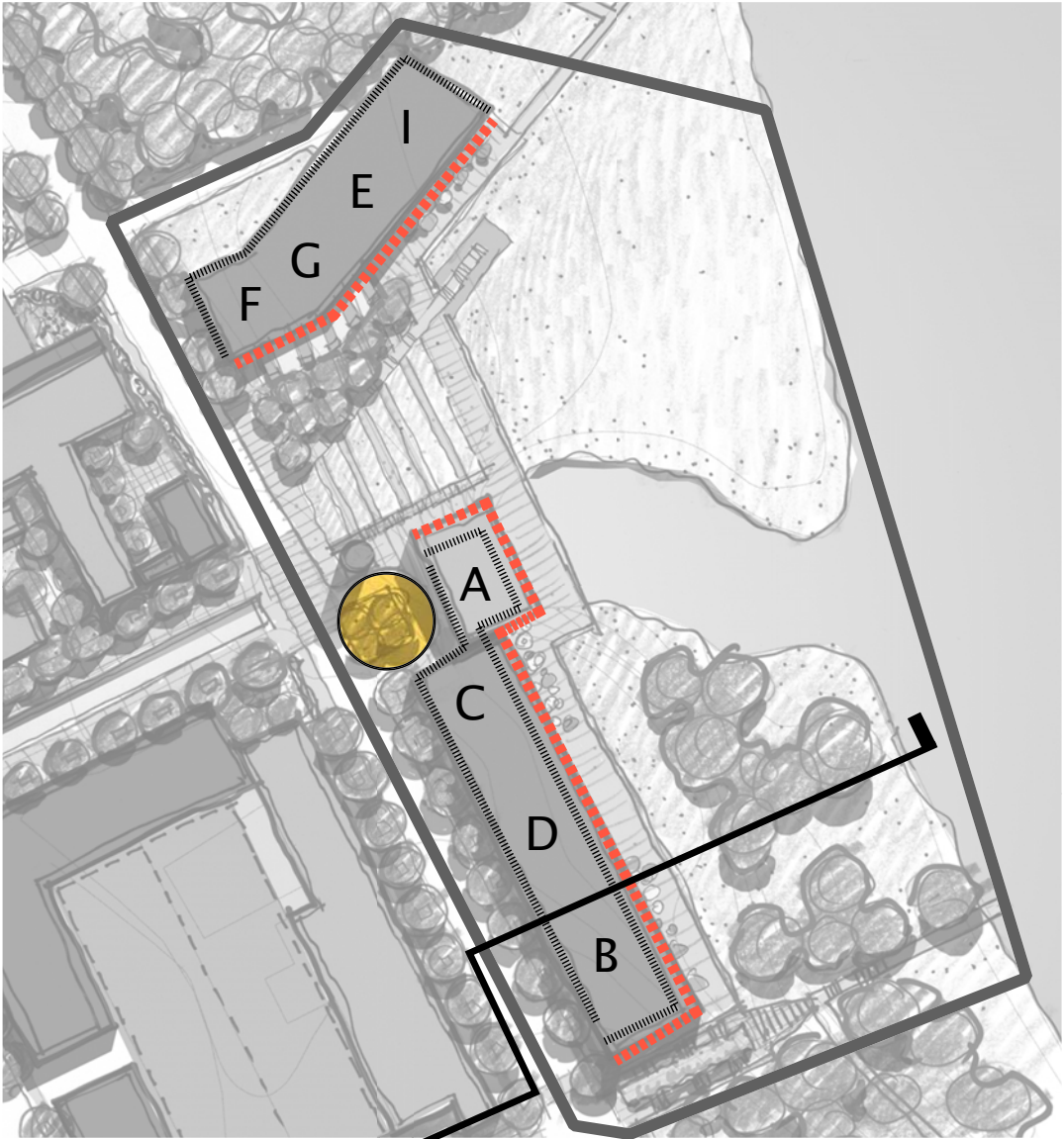
EXISTING SECTION / ELEVATION (LOOKING NORTH)



MILL DISTRICT - PRINCESS ANNE
PROPOSED SECTION / ELEVATION (LOOKING NORTH)

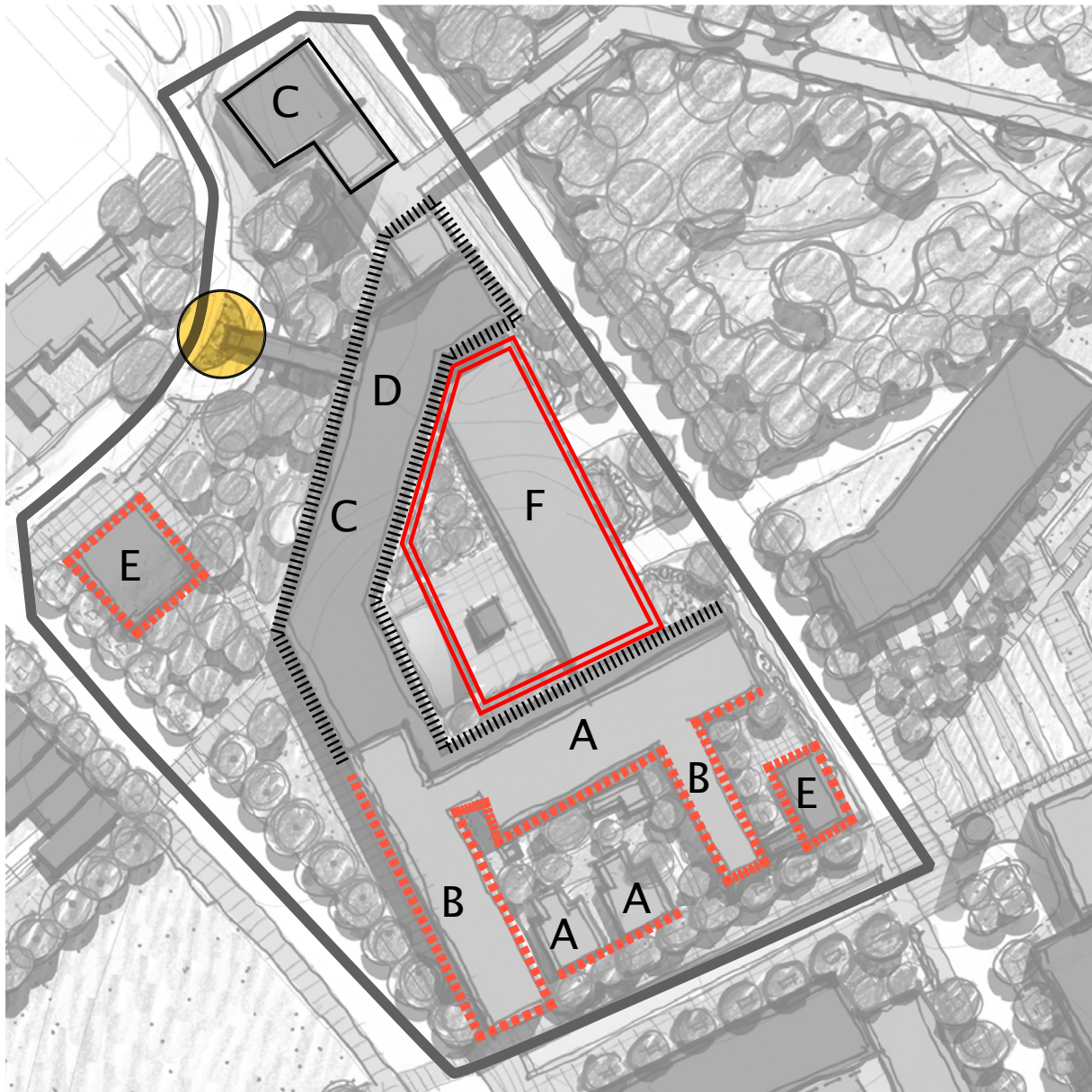


Plan Symbol	Corridor Name:	Mill District 1									
	Sub Area Name:	East of Caroline									
	Term:	Short Term									
	Use	Building Type	Footprint Area	Total Floors	Use Location	Use Area as Gross Square Feet (GSF)	Residential Units @ 1/1500 GSF	Parking Requirement	Parking Quantity Required	Parking Type	Drop Off Provided
A	Retail in Historic Generator Building	Historic Generator Building (2 stories & basement)	3,600	2	Both Floors	7,200	NA	1space per 250 GSF	30	Basement Parking In New Addition	On Caroline Street
B	Retail in Building Addition	Mixed Use Infill	10,000	1.0	Riverwalk Level	10,000	NA	1space per 250 GSF	40	Basement Parking In New Addition	On Caroline Street
C	Residential Lobby and Support	Mixed Use Infill	6,000	1.0	Riverwalk Level	6,000	NA	For Residential Staff	4	Basement Parking In New Addition	On Caroline Street
D	Residential Condominiums	Mixed Use Infill	16,000	2.0	Upper Floors	40,000	27.0	1.5 sp per dwelling unit	41	Basement Parking In New Addition	On Caroline Street
E	Retail in New Waterfront Building	Mixed Use Infill	10,750	1.0	Riverwalk Level	10,750	NA	1space per 250 GSF	43	Basement Parking In New Addition	On Caroline Street
F	Residential Lobby	Mixed Use Infill	2,250	1.0	Riverwalk Level	2,250	NA	For Residential Staff	2	Ground Level Parking Beneath New	On Caroline Street
G	Residential Condominiums	Mixed Use Infill	13,000	2.5	Upper Floors	32,500	22.0	1.5 sp per dwelling unit	33		
	Totals					108,700	49		193		
	Parking Provided										
H	Basement Parking		22,500	2.0	Beneath addition and Riverwalk	45,000		1 space per 300 GSF	150		
I	Ground Level Parking Beneath New Building		13,000	1.0	Ground Level Parking Beneath New Building	13,000		1 space per 300 GSF	43		
	Total								193		



LEGEND

- STRUCTURED PARKING
- DROP OFF AREA
- RETAIL EDGE
- SECTION LINE
- ANALYSIS AREA
- FINISH FLOOR REQUIREMENT FOR FLOOD HAZARD INSURANCE
- RESIDENTIAL EDGE
- FIFTY FOOT BUILDING HEIGHT
- VIEWS TO ESTABLISH
- EXISTING / PROPOSED URBAN PROFILE



MILL DISTRICT – PROPOSED DETAIL PLAN



LEGEND



STRUCTURED PARKING



RETAIL EDGE



ANALYSIS AREA



RESIDENTIAL EDGE



DROP OFF AREA